

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, May 4, 2006

 Back

33

**Zoning Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL ACTION**

Subject: C14-05-0190 - West 15th Street - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 515 West 15th Street (Shoal Creek Watershed) from general office (GO) district zoning to central business district-conditional overlay (CBD-CO) combining district zoning. First reading approved on April 6, 2006. Vote: 7-0. Applicant: Cabot-Chase, Ltd. (Jimmy Nassour). Agent: Ron Thrower. City Staff: Jorge E. Rousselin, 974-2975.

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| <p>Additional Backup Material</p> <p>(click to open)</p> <p><input type="checkbox"/> Staff Report</p> |
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For More Information:

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0190 – 515 West 15th Street

REQUEST:

C14-05-0190 – 515 West 15th Street - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 515 West 15th Street (Shoal Creek Watershed) from general office (GO) district zoning to central business district (CBD) district zoning. First reading approved on April 6, 2006. Vote: 7-0. Applicant: Cabot-Chase, Ltd. (Jimmy Nassour). Agent: Ron Thrower. City Staff: Jorge E. Rousselin, 974-2975.

PROPERTY OWNER: : Cabot-Chase, Ltd. (Jimmy Nassour)

AGENT: Ron Thrower

ISSUES:

The applicant wishes to rezone the property to CBD to allow the development of a mixed-use building. The Zoning and Platting Commission recommended CBD-CO with prohibited uses. The City Council approved on 1st reading CBD-CO with a height limit and prohibited uses. An opposition letter from the 5 Rivers Neighborhood was submitted.

DATE OF FIRST READING/VOTE: April 6, 2006; Vote: (7-0)

CITY COUNCIL DATE: May 4, 2006

SUMMARY 1st READING ACTION:

April 6, 2006:

The first reading of the ordinance, with the following amendments, was approved on Council Member McCracken's motion, Mayor Wynn's second on a 7-0 vote. The amendments were: to approve CBD zoning with a height limitation of sixty feet, require compliance with Great Streets, approval of a restrictive covenant for Vertical Mixed Use Standards for the ground floor as outlined in UNO/DMU regulations, prohibiting the following uses, and including a 2,000 trip limitation. There was a friendly amendment from Council Member Dunkerley to limit the height to seventy feet. This was accepted by the maker of the motion and Mayor Wynn, who seconded the motion. The prohibited uses are: drive-in or drive-through uses, automotive repair services, automotive sales, automotive washing, ball bond services, cocktail lounge, commercial off-street parking, convenience storage, equipment sales, liquor sales, service station, residential treatment, transitional housing, blood/plasma centers, and pawnshop services.

Conditional overlay shall prohibit:

- Maximum height of seventy (70) feet from ground level;
- Vehicle trip limitation of 2,000 vehicle trip or less per day;
- A use on the ground floor must be different from a use on an upper floor;
- Along not less than 75 percent of the net frontage length, the building must be designed for at least two commercial uses in the ground floor spaces that each have:
 - A customer entrance that opens directly onto the sidewalk;
 - A depth of not less than 24 feet;
 - A height of not less than 12 feet, measured from the finished floor to the bottom of the structural members of the ceiling; and

- A front façade with not less than 50 percent of the wall area between two and 10 feet above grade constructed of glass with a visible transmittance rating of 0.6 or higher.

The prohibited uses are:

- drive-in or drive-through uses
- automotive repair services
- automotive sales
- automotive washing (of any type)
- bail bond services
- blood/plasma centers
- cocktail lounge
- commercial off-street parking
- convenience storage
- equipment sales
- liquor sales
- pawnshop services.
- residential treatment
- service station
- transitional housing

ASSIGNED STAFF: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us

ZONING REVIEW SHEET

CASE: C14-05-0190**Z.A.P. DATE:** January 31, 2006
March 7, 2006**ADDRESS:** 515 West 15th Street**OWNER:** Cabot-Chase, Ltd. (Jimmy Nassour)**AGENT:** Ron Thrower**REZONING FROM:** GO (General Office)**TO:** CBD (Central Business District)**AREA:** 0.2 Acres (8,712 sq. ft.)**SUMMARY 1st READING ACTION:**

April 6, 2006:

The first reading of the ordinance, with the following amendments, was approved on Council Member McCracken's motion, Mayor Wynn's second on a 7-0 vote. The amendments were: to approve CBD zoning with a height limitation of sixty feet, require compliance with Great Streets, approval of a restrictive covenant for Vertical Mixed Use Standards for the ground floor as outlined in UNO/DMU regulations, prohibiting the following uses, and including a 2,000 trip limitation. There was a friendly amendment from Council Member Dunkerley to limit the height to seventy feet. This was accepted by the maker of the motion and Mayor Wynn, who seconded the motion. The prohibited uses are: drive-in or drive-through uses, automotive repair services, automotive sales, automotive washing, ball bond services, cocktail lounge, commercial off-street parking, convenience storage, equipment sales, liquor sales, service station, residential treatment, transitional housing, blood/plasma centers, and pawnshop services.

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 - A customer entrance that opens directly onto the sidewalk;
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 - A height of not less than 12 feet, measured from the finished floor to the bottom of the structural members of the ceiling; and
 - A front facade with not less than 50 percent of the wall area between two and 10 feet above grade constructed of glass with a visible transmittance rating of 0.6 or higher.

The prohibited uses are:

- | | |
|------------------------------------|-------------------------|
| ▪ drive-in or drive-through uses | ▪ convenience storage |
| ▪ automotive repair services | ▪ equipment sales |
| ▪ automotive sales | ▪ liquor sales |
| ▪ automotive washing (of any type) | ▪ pawnshop services. |
| ▪ ball bond services | ▪ residential treatment |
| ▪ blood/plasma centers | ▪ service station |
| ▪ cocktail lounge | ▪ transitional housing |
| ▪ commercial off-street parking | |

SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:**March 7, 2006:**

APPROVED STAFF'S RECOMMENDATION FOR CBD-CO DISTRICT ZONING; WITH CONDITION THAT THE DEVELOPER PARTICIPATE IN THE GREAT STREETS PROGRAM BY ESCROWING FUNDS ON TOP OF DEVELOPMENT TO CARRY THAT PROGRAM FORWARD, WHENEVER THE BLOCK FACE IS COMPLETE OR AT TIME OF DEVELOPMENT; ALSO, PROHIBIT THE FOLLOWING USES:

- **DRIVE-IN OR DRIVE-THROUGH USES;**
- **AUTOMOTIVE REPAIR SERVICES;**
- **AUTOMOTIVE SALES;**
- **AUTOMOTIVE WASHING;**
- **BAIL BOND SERVICES;**
- **COCKTAIL LOUNGE;**
- **COMMERCIAL OFF-STREET PARKING;**
- **CONVENIENCE STORAGE;**
- **EQUIPMENT SALES**
- **LIQUOR SALES**
- **SERVICE STATION;**
- **RESIDENTIAL TREATMENT;**
- **TRANSITIONAL HOUSING**
- **BLOOD/PLASMA CENTERS**
- **PAWNSHOP SERVICES**

[K.JACKSON; M.HAWTHORNE 2ND] (9-0)

SUMMARY STAFF RECOMMENDATION:

Staff recommends CBD-CO (Central Business District) conditional overlay combining district. The recommended conditional overlay will limit the vehicle trips to less than 2,000 vehicle trips per day pursuant to LDC, 25-6-117. The recommendation is based on the following considerations:

- 1.) The proposed use is compatible with existing CBD, and commercial development along Nueces Street, and West 15th Street
- 2.) It is adjacent to the designated Core Downtown District as identified by the Downtown Austin Design Guidelines;
- 3.) The proposed development will not be subject to compatibility standards; and
- 4.) Great Streets Program participation is recommended.

DEPARTMENT COMMENTS:

The subject rezoning area is an 8,712 square foot office building fronting West 15th Street and Nueces Street zoned GO. The applicant proposes to rezone the property to CBD to allow for a 60' tall mixed use building to include offices, retail and residential components. Participation in the Great Streets program will improve the aesthetic and functional quality of downtown streets and sidewalks surrounding the subject property.

GO Development Standards:

| | |
|----------------------------|-----|
| GO | |
| Maximum Height: | 60' |
| Maximum Building Coverage: | 60% |
| Maximum Impervious Cover: | 80% |
| Maximum Floor Area Ratio: | 1:1 |

Source: The Code of the City of Austin, Volume III, Chapter 25-2-492

CBD Development Standards:

| | |
|----------------------------|------|
| CBD | |
| Maximum Height: | - |
| Maximum Building Coverage: | 100% |
| Maximum Impervious Cover: | 100% |
| Maximum Floor Area Ratio: | 8:1 |

Source: The Code of the City of Austin, Volume III, Chapter 25-2-492

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|--------------------|
| <i>Site</i> | GO | Office building |
| <i>North</i> | GO | Office building |
| <i>South</i> | GO | Office building |
| <i>East</i> | GO | Apartment building |
| <i>West</i> | CBD | Office building |

AREA STUDY: N/A

TIA: Waived; See Transportation comments

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- 57--Old Austin Neighborhood
- 142--Five Rivers Neighborhood Assn.
- 402--Downtown Austin Neighborhood Assn. (DANA)
- 511--Austin Neighborhoods Council
- 623--City of Austin Downtown Commission
- 742--Austin Independent School District
- 744--Sentral Plus East Austin Koalition (SPEAK)
- 998--West End Austin Alliance

SCHOOLS:

- Austin Independent School District
 - Mathews Elementary School
 - O. Henry Middle School
 - Austin High School

RELATED CASES: N/A

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|-------------|-----------|---|---|
| C14-96-0029 | GO to DMU | 03/26/96: APVD. DMU-CURE (9-0). | 04/25/96: APVD. DMU-CO LIMITING HEIGHT TO 60' (5-0); ALL 3 RDGS. |
| C14-99-2066 | GO to DMU | 01/25/00: APVD STAFF REC OF DMU-CO & DMU-H-CO (8-1 JR-NAY); INCLUDING CONDS BY HLC & CONDS AGREED UPON BY AP & NEIGH; DELETE COUNSELING SVCS FROM THE PROHIBITED USES (8-1 JR-NAY). | 05/18/00: APVD PC REC OF DMU-H-CO (TR 1) & DMU-CO (TR 2 & 3). (5-0) |
| C14-00-2081 | GO to CBD | 05/16/00: APVD STAFF REC OF CS-CURE-CO (7-0-1, BB-OFF DAIS, AN-ABSTAIN); W/CBD PKG REQ'T & PROHIBIT DRIVE-THRU USES. | 06/22/00: APVD CS-CURE ON ALL RDGS (7-0). |
| C14-01-0052 | GO to LR | 05/22/01: APVD STAFF REC OF LR-CO W/CONDS (6-2, JR/BB-NAY). | 07/19/01: APVD LR-CO W/CONDS (6-0); 1ST RDG. 08/09/01: APVD CS-CO (7-0); 2ND/3RD RDGS. |

ABUTTING STREETS:

| Name | ROW | Pavement | Classification |
|----------------------------|------|----------|----------------|
| W. 15 th Street | 100' | 2 @ 30' | Major Arterial |
| Nueces Street | 80' | 40' | Collector |

CITY COUNCIL DATE:

April 6, 2006

ACTION:

The first reading of the ordinance, with the following amendments, was approved on Council Member McCracken's motion, Mayor Wynn's second on a 7-0 vote. The amendments were: to approve CBD zoning with a height limitation of sixty feet, require compliance with Great Streets, approval of a restrictive covenant for Vertical Mixed Use Standards for the ground floor as outlined in UNO/DMU regulations, prohibiting the following uses, and including a 2,000 trip limitation. There was a friendly amendment from Council Member Dunkerley to limit the height to seventy feet. This was accepted by the maker of the motion and Mayor Wynn, who seconded the motion. The prohibited uses are: drive-in or drive-through uses, automotive repair services, automotive sales, automotive washing,

bail bond services, cocktail lounge, commercial off-street parking, convenience storage, equipment sales, liquor sales, service station, residential treatment, transitional housing, blood/plasma centers, and pawnshop services.

May 4, 2006

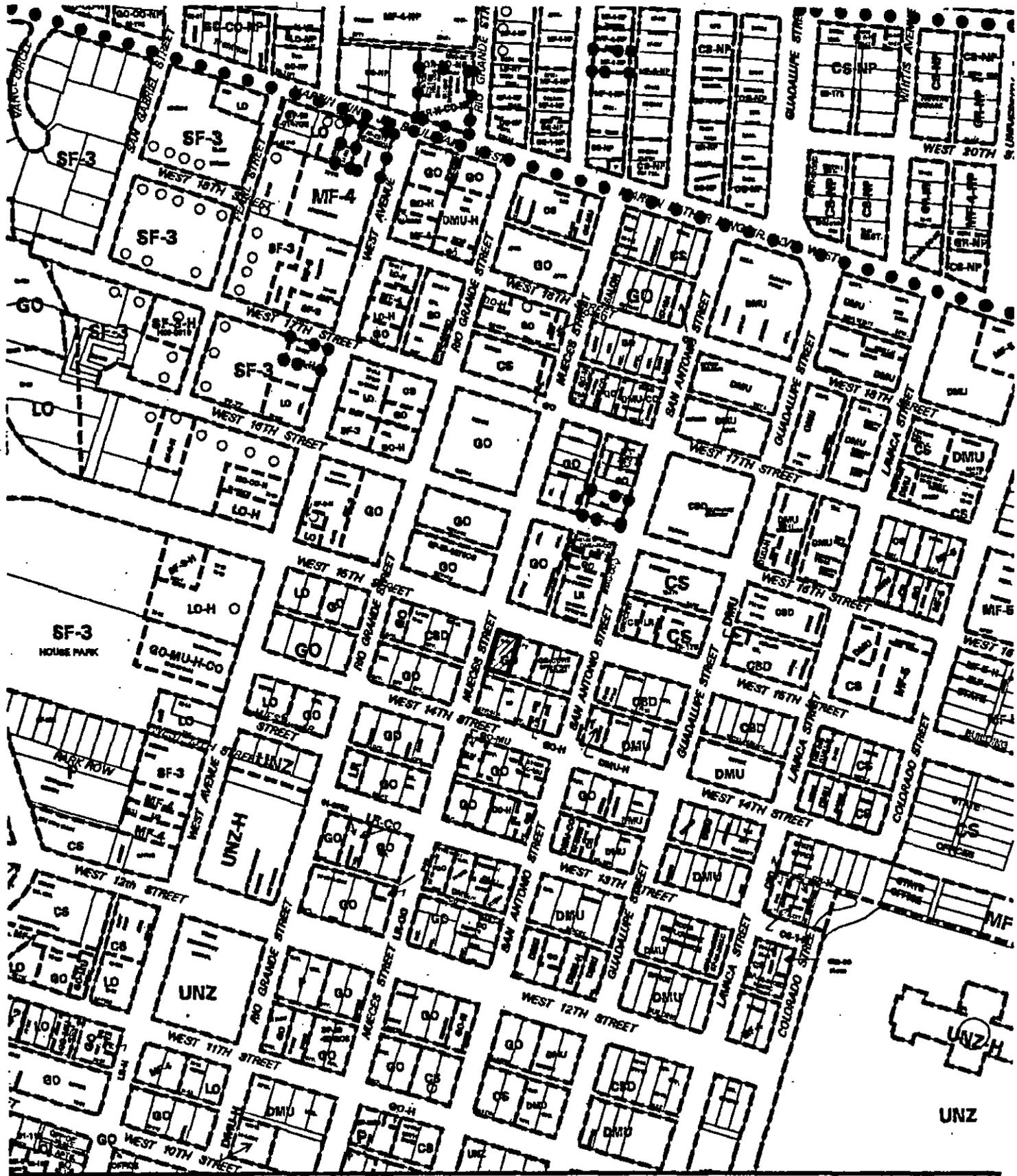
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

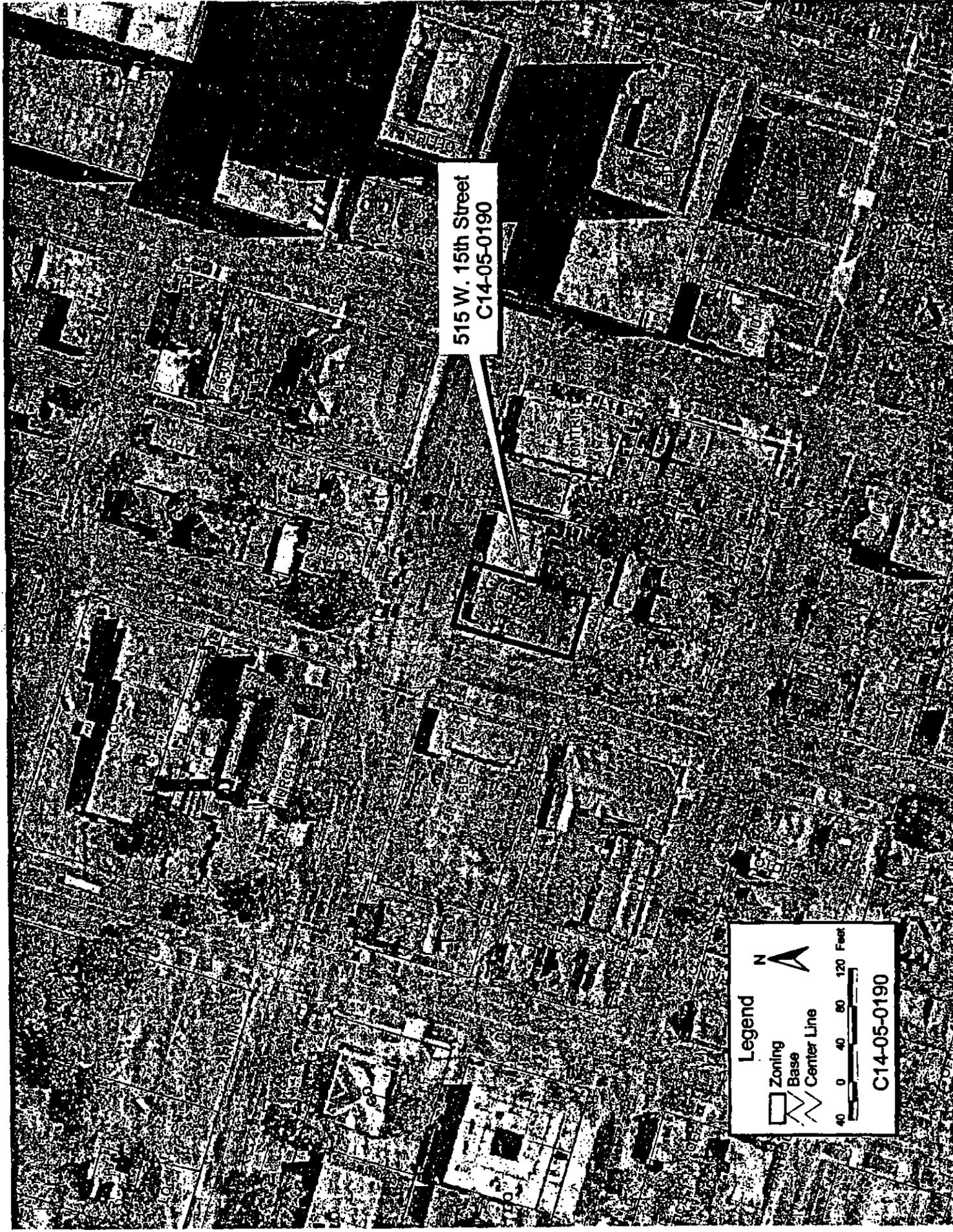
CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



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|--|--|--|---|
| | <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: J.ROUSSELIN</p> | <p style="text-align: center;">ZONING</p> <p>CASE #: C14-05-0190</p> <p>ADDRESS: 515 W 15TH ST</p> <p>SUBJECT AREA (acres): 0.200</p> <p style="text-align: right;">DATE: 05-10</p> <p style="text-align: right;">INTLS: 6M</p> | <p>CITY GRID REFERENCE NUMBER</p> <p>J23</p> |
|--|--|--|---|



515 W. 15th Street
C14-05-0190

Legend

- Zoning
- Base
- Center Line

40 0 40 80 120 Feet

C14-05-0190

STAFF RECOMMENDATION

Staff recommends CBD-CO (Central Business District) conditional overlay combining district. The recommended conditional overlay will limit the vehicle trips to less than 2,000 vehicle trips per day pursuant to LDC, 25-6-117. The recommendation is based on the following considerations:

- The proposed use is compatible with existing CBD, and commercial development along Nueces Street, and West 15th Street
- It is adjacent to the designated Core Downtown District as identified by the Downtown Austin Design Guidelines;
- The proposed development will not be subject to compatibility standards; and
- Great Streets Program participation is recommended.

BASIS FOR RECOMMENDATION

1. The proposed zoning should be consistent with the purpose statement of the district sought.

25-2-100 CENTRAL BUSINESS DISTRICT (CBD) DESIGNATION

(A) Central business district (CBD) is the designation for an office, commercial, residential, or civic use located in the downtown area.

(B) Site development regulations applicable to a CBD district use are designed to:

- ensure that a CBD use is compatible with the commercial, cultural, historical, and governmental significance of downtown and preserves selected views of the Capitol;
- promote the downtown area as a vital commercial retail area;
- create a network of pleasant public spaces and pedestrian amenities in the downtown area;
- enhance existing structures, historic features, and circulation patterns in the downtown area; and
- consider significant natural features and topography in the downtown area.

The proposed rezoning meets the purpose statement set forth in the Land Development Code. The subject property an undeveloped land located adjacent to the designated Core Downtown District as identified by the Downtown Austin Design Guidelines. Furthermore, the proposed mix of uses will encourage a diversity of land uses along West 15th Street and Nueces Street.

2. The proposed zoning should promote consistency, and orderly planning.

The proposed change and recommended conditional overlay is compatible with the surrounding area as it is surrounded by a mixture of land uses, intensities, and CBD zoning. The proposed land uses are compatible to the existing adjacent uses.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area is an 8,712 square foot, one-story office building fronting West 15th Street and Nueces Street zoned GO. Access to the property is via Nueces Street and the existing alley. The applicant proposes to rezone the property to CBD to allow for a 60' tall mixed use building to include offices, retail and residential components.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 3,957 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).
3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117].
4. There are existing sidewalks along W. 15th Street and Nueces Street.
5. Nueces Street is classified in the Bicycle Plan as a Priority 1 bike route.
6. Capital Metro bus service is available along W. 15th Street.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

1. The site is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or

utility adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Site Plan

1. Compatibility Standards not appear to be applicable per the GIS query.
2. Additional comments will be generated once the formal application for site plan is submitted.

Compatibility Standards

1. This site is not subject to compatibility standards under the provisions of 25-2-581.

5 RIVERS NEIGHBORHOOD

March 27, 2006

Mayor Will Wynn
Mayor Pro Tem Danny Thomas
Lee Leffingwell - Council Member Place 1
Raul Alvarez - Council Member Place 2
Jennifer Kim - Council Member Place 3
Betty Dunkerley - Council Member Place 4
Brewster McCracken - Council Member Place 5
P. O. Box 1088
Austin, Texas 78767

Re: Zoning Case C14-05-0190 - 515 West 15th Street, Austin, Texas (Property²⁷)

Honorable Mayor, Mayor Pro Tem, and Council Members,

We the undersigned each write to you in opposition to a re-zoning request from GO to CBD as is currently requested by the applicant for the above listed Property. Instead we ask that you consider re-zoning this Property to DMU-CURE-CO, with certain restrictions.

We do not oppose density at this Property, and ask that instead City Council consider granting the applicant's own original zoning request of DMU-CURE with the following suggested conditions and restrictions.

1. **Conditional Overlay with Requirement for Great Streets Program Streetscape:**
DMU-CURE zoning should include the staff supported Conditional Overlay ("CO") to limit vehicle trips to less than 2,000 per day and mandatory participation in the Great Streets Program. Both of these requirements are supported and recommended by both City staff and Zoning and Platting Commission.

2. **Prohibition of Drive-Through and Certain Other Uses:** The Conditional Overlay should include a prohibition of any Commercial Use allowing a Drive-Through and a prohibition against any of the following twelve (12) Commercial and Civic Uses:

§ 25-2-4 COMMERCIAL USES

- (6) Automotive Repair Services
- (7) Automotive Sales
- (8) Automotive Washing
- (9) Bail Bond Services
- (15) Cocktail Lounge
- (17) Commercial Off-Street Parking
- (22) Convenience Storage
- (27) Equipment Sales
- (40) Liquor Sales
- (63) Services Station

§ 25-2-6 CIVIC USES

- (42) Residential Treatment
- (45) Transitional Housing

Prohibition of the above listed twelve (12) Commercial and Civic Uses with a prohibition against any Drive-Through uses is recommended by the Zoning and Platting Commission.

P. O. BOX 5628 = AUSTIN, TX 78763-5628

These same use prohibitions were agreed to on the record by the applicant's agent Ron Thrower at the March 7, 2006 Public Hearing of the Zoning and Platting Commission. Eliminating these negative uses is critically important to us, and vital to protecting the adjacent church and historic buildings, and fostering a safe, pedestrian friendly urban core.

Should you believe that CBD-type density is appropriate at this Property the same development densities can be obtained through DMU-CURE without losing Compatibility Standards to protect St. Martin's Church, directly across from this Property. For example the FAR could be modified to match CBD at 8:01 (from 5:01), and height could also be raised from 120 feet. However it should be noted that the applicant has indicated a desire to develop only to 60 feet in height, therefore using CURE to add additional height appears to be unimportant to this applicant.

We urge you to oppose CBD zoning, and alternatively support DMU-CURE-CO with those conditions as outlined herein.

Sincerely,



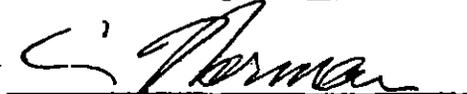
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Mary Ingle

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Coordinator - West University Neighborhood Association ("WUNA")
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John Foxworth

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President - Shoal Crest Neighborhood Association
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Lid Team

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CANPAC Representative for Eastwoods Association
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By Fax: (512) 974-2337
Also by E-mail: Richard.arellano@ci.austin.tx.us

- Cc: Sandra Frazier - Mayor Pro Tem Executive Assistant**
By Fax: (512) 974-1890
Also by E-mail: Sandra.frazier@ci.austin.tx.us
- Cc: Karen Gross - Council Member Place 5 Policy Director**
By Fax: (512) 974-1884
Also by E-mail: karen.gross@ci.austin.tx.us
- Cc: Andy Mormon - Council Member Place 1 Executive Assistant**
By Fax: (512) 974-3212
Also by E-mail: andy.mormon@ci.austin.tx.us
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By Fax: (512) 974-1887
Also by E-mail: veronica.briseno@ci.austin.tx.us
- Cc: Robert Levinski - Council Member Place 3 Zoning Aide**
By Fax: (512) 974-1888
Also by E-mail: Robert.levinski@ci.austin.tx.us
- Cc: Gloria Aguilera - Council Member Place 4 Executive Assistant**
By Fax: (512) 974-1886
Also by E-mail: Gloria.aguilera@ci.austin.tx.us

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 515 WEST 15TH STREET FROM GENERAL OFFICE
3 (GO) DISTRICT TO CENTRAL BUSINESS DISTRICT-CONDITIONAL
4 OVERLAY (CBD-CO) COMBINING DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from general office (GO) district to central business district-
10 conditional overlay (CBD-CO) combining district on the property described in Zoning
11 Case No. C14-05-0190, on file at the Neighborhood Planning and Zoning Department, as
12 follows:

13
14 Lot 8, Block 177, Original City of Austin, Travis County, according to the map or
15 plat on file in the General Land Office of the State of Texas (the "Property"),

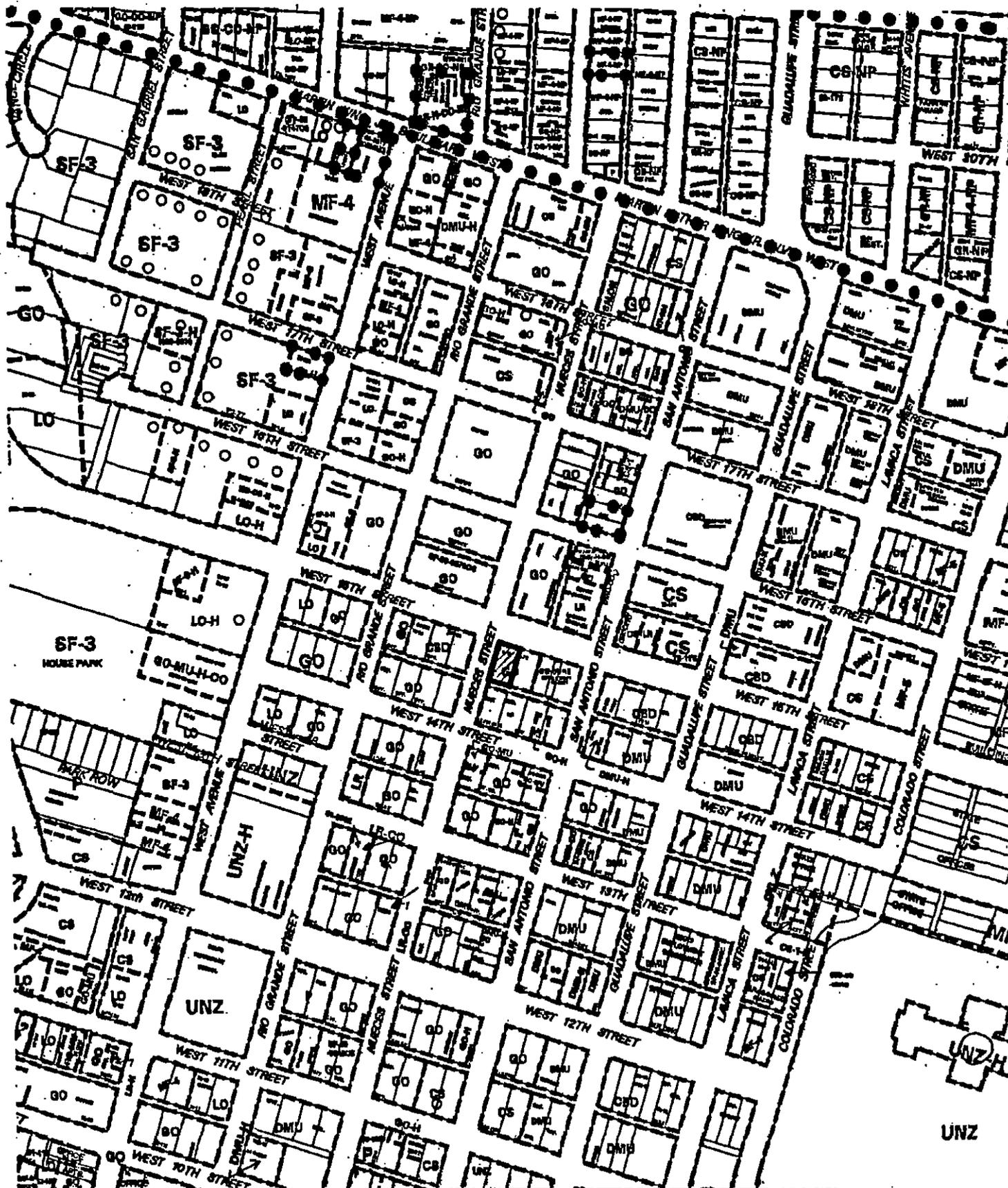
16
17 locally known as 515 West 15th Street, in the City of Austin, Travis County, Texas, and
18 generally identified in the map attached as Exhibit "A".

19
20 PART 2. The Property within the boundaries of the conditional overlay combining district
21 established by this ordinance is subject to the following conditions:

22
23 1. A site plan or building permit for the Property may not be approved, released, or
24 issued, if the completed development or uses of the Property, considered cumulatively
25 with all existing or previously authorized development and uses, generate traffic that
26 exceeds 2,000 trips per day.

27
28 2. The following uses are prohibited uses of the Property:

29
30 Automotive repair services Automotive sales
31 Automotive washing (of any type) Bail bond services
32 Cocktail lounge Commercial off-street parking
33 Convenience storage Equipment sales
34 Liquor sales Service station
35 Residential treatment Transitional housing
36 Commercial blood plasma center Pawn shop services
37



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|--|---|---|-------------------------------------|--|
| | <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: J.ROUSSELIN</p> | <p>ZONING EXHIBIT A</p> <p>CASE #: C14-05-0190</p> <p>ADDRESS: 518 W 18TH ST</p> <p>SUBJECT AREA (acres): 0.200</p> | <p>DATE: 05-10</p> <p>INTLS: 6M</p> | <p>CITY GRID REFERENCE NUMBER</p> <p>J23</p> |
|--|---|---|-------------------------------------|--|